PERMANENT RECORD

RECORDER
VANDERBURGH COUNTY
Z TULEY
2016R00024267
09/19/2016 10:49 AM
RECORDING FEES: 11.00
PAGES: 1

Jame Windhelles

PETITIONER: DELI MUZ, LLC				
ORDINANCE NO. R	TAX CODE(S)_	32-06	30-029	7-039.
AN ORDINANCE TO REZONE CERTAIN REAL ESTATE COMMONLY KNOWN AS				MORE
(1	Here insert common ad	dress)	10.8	
BE IT ORDAINED BY THE COMMON COUNCIL OF THE	CITY OF EVANSVILLE	, INDIANA, AS F	OLLOWS, TO	WIΤ:
Section 1: That Ordinance no. G-82-51, being the Municipa particularly Title XV, Chapter 153, by making certain chang the following described real estate located in the City of Fy.	al Code of the City of Eves in Atlas 1, which is n	ransville, Indiana, nade part of said	1982, and mo section with re	ere espect to
Stockwells Ent Block 19 by changing the zoning classification of the above-describe estate is hereby so rezoned and reclassified.	d real estate from C	-4 to C	<u>-∂</u> , and s	aid real
Section 2. The Director of the Area Plan Commission of Ev directed, upon the enactment and approval of this ordinance. Section 1 of this Ordinance, and to make notation in ink the of final publication of the amendatory ordinance after its pasinvalidate this Ordinance.	s, to cause the change	to be made on sa	aid Atlas 1 as s	and et out in he date
Section 3. This ordinance shall be in full force and effect from the Mayor, and its publication as required by law, which publication are required by law.	om and after its passage oublication is now ordere	e by the Commor	ı Council, its ap	oproval
Passed by the Common Council of Evansville, Indiana, on the	nis 12 day of Sept,	20 10		
ATTEST ZNYION		resident		
Maria Windhorot				
City Clerk				
Presented to me, the undersigned, City Clerk of the City of E	vansville, Indiana, to th	e Mayor of said c	ity, the	
Cauci Wrahast				
The state of the s				
Having examined the foregoing Ordinance, I do now, as May and return same to the City Clerk this	or of the City of Evansv , 20 <u>/6</u> , at <u>/6</u> o	ille, Indiana, appr clock 🌉 .	ove said Ordin	ance,
THIS INSTRUMENT PREPARED BY:	aug	ne City of Evansv	ille, Indiana	8 2 8 2 C Tx:4237
I affirm, under the penalties for perjury, that I have taken reasonable care to reduct each Social Security		100		
number in this document, unless it is required by law.		JUN	1 3 2016	

0.016 mi EASTERN ENLARGEMENT 5.W.Z 1:480 1885 118.5 02 0.004 Property Address: 706 Confirst Applicant Signature: 2 COURTST 2 2 01 02 02 130 02 0 2 STOCKWELLS ENLG က V 20 E-030 02 20 20 02 245 Syl 118.5 Martin Luther King Jr BI 20 2 June 13, 2016 5 15 10,10 118 02

Site Plan

Area Plan Commission This site plan has been submitted to the APC for issuance of an ILP Permit. APC disclaims all responsibility or liability for any errors contained herein.

0.02 km

0.01

0.005

PERMANENT RECORD VERIFIED PETITION FOR REZONING
$\frac{2016-20}{-PC} \qquad \text{ORDINANCE NO. } \frac{R}{R} = \frac{2016}{-19}$
COUNCIL DISTRICT: WARD 4 Comic Robinson
ADDRESS 220 11 113 BD SS PHONE (812) 250-4414
MODRESO VICE OF STANSVELLE ZID CODE 1/7
OWNER OF RECORD VELL MUZ LLC PHONE (C)) 250 - HULL
ADDRESS 220 N.W. 8Th ST EVANS VILLE ZIP CODE 47708
Petition is hereby made for the amendment of the "Zoning Maps" of the Area Plan Commission of Evansville and Vanderburgh County, pursuant to the Indiana Code and the Municipal Code of Evansville.
2. Premises affected are on the side of a distance of feet
(N.SE.W) of the corner formed by the intersection of COUT and MLKIBIVD
Registered Neighborhood Association (if applicable)
LEGAL DESCRIPTION: SUBDIVISION Stackwells Ent BLOCK 19 LOT NO. 23, 23-3/ (where applicable - if not in a subdivision, insert legal here or attach to ordinance)
3. The commonly known address is 706 COURT STREET
4. The real estate is located in the Zone District designated as
5. The requested change is to (Zone District)
6. Present existing land use is <u>OFFICE</u> AND RESIDENTIAL
7. The proposed land use is OFFICE AND RESIDENTIAL
8. Utilities provided: (Check all that apply) City Water Electric Gas Storm Sewer Sewer: Private Public Septic 9. All attachments are adopted by reference.
10. The owner, or attorney for the owner, hereby certifies that the owner of record shown above owns 50% or more of the area of the above described real estate. I affirm under the penalties for perjury that the foregoing representations are true.
(REQUIRED) Signatures: DATE 6/13/2016 PETITIONER KURT ELVERT for Deli Muz, Lic (when signed) PRINTED NAME KURT ELVERT for Deli muz, Lic
(when signed) PRINTED NAME KURT ECKEPT FOR Delimiz, une
REPRESENTATIVE FOR PETITIONER NAME KURT ECKERT (Optional) ADDRESS/ZIP 706 (000FT ST, EVANSVIK, EN47208 PHONE (479) 414-5739

FILED

JUN 13 2016

Jama Windhows

CITY REZONING AFFIDAVIT

STATE OF INDIANA	6 -	
COUNTY OF VANDERBURGH) SS:	Date:	
	Docket Numbers: 2016 -	20 - PC
1 ODDING	R-2016-	19
Interpretation	hereby affirm under the penalties of perjury that	I have mailed
following property asserted information about a	rezoning at (Address) 706 Coors	to the
Jerming of the land course	11111 211111111111111111111111111111111	
and the control of the office	e of the Treasurer of Vanderburgh County on <u>(Dat</u>	e) 6/13/16
Letters were sent to:		
Name	Address	Tax code
Downtown Neighborhood Assoc	329 Main ST, SUTE 20 47108	
Punker's LLC	7/5-1:0	82 DG 20.F
Phillip + wardy Thorson	9075 Mottetten 47725	038,010-039 820630019
James + Paricia wallington	920 SE @ Th ST 477 13	820604-03G
fater + Paticia John		920030029
11	319 NW MUX INBIAD, 47723	038.01-029
Dalina		039,001
Delimoz, uc	220 NW 37 ST 47708	6-00630.010
ε ((1	B>06 90 010.
The letters were sent CERTIFIED MAIL, RET	TURN RECEIPT SERVICE. The green recei	nto AND ONE
SAMPLE LETTER are attached.	1 / a -	pis AND ONE
	Kunt El for Ala	1UZ, le
Affia	ant's signature (Petitioner, attorney, or representa	ative)
Subscribed and sworn to before me, a Notary Pu	thlic in and for acid Count	
June , 20/6.	iblic in and for said County and State this	14 day of
/		
Managa PV Ouron		
(Notani Publica)	Ngtary Public Seal	CEIVED
(Notary Public)	State of Indiana	1 9 Q 2040
y Commission expires:	Resident of Vanderburgh My Commission Expires 7-24-2020	L 2 8 2016
esidence of Notary: Vander Dug	County, Indiana AREA PL	AN COMMISSION

NOTE: THIS AFFIDAVIT MUST BE FILED IN THE OFFICE OF THE AREA PLAN COMMISSION BY NOON
THE TUESDAY BEFORE THE AREA PLAN COMMISSION MEETING.

AUG 0 9 2016

Aug y 3 2010

CITY REZONING NOTIFICATION NOTICE

**** NOTICE OF PUBLIC HEARING ****

FOR AMENDMENT OF THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF EVANSVILLE

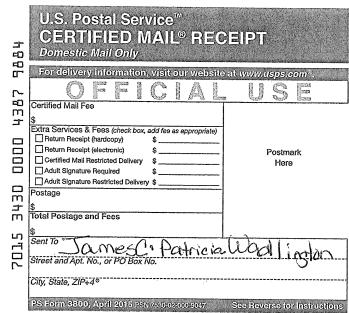
DATE: 6-13-2016
RE: Petition for Rezoning Docket numbers:
Dear: Lobert + Patricia John
This letter will serve notice to you of scheduled hearings of a petition for amendment of the Comprehensive Zoning Ordinance which has been filed with the Area Plan Commission of Evansville and Vanderburgh County.
This proposed amendment is to allow a change in zoning from:
on the property located at: 706 Course ST FEVANSVILLE IN 47708 Legal description: STOCKWELLS EnLargement Block 19 Lots per 22,23
AREA PLAN COMMISSION hearing to be held in Room 301 (City Council Chambers), City-County Administration Building, Civic Center Complex, Evansville, Indiana. Hearing to be held at 4:00 p.m. on Thursday, August 11, 30 / 6
CITY COUNCIL hearing to be held in Room 301 (City Council Chambers), City-County Administration Building, Civic Center Complex, Evansville, Indiana. Hearing to be held at 5:30 p.m. on Monday,
Sincerely,
If you have any questions, please contact me at: (479) 414-5739

RECEIVED

JUL 28 2016

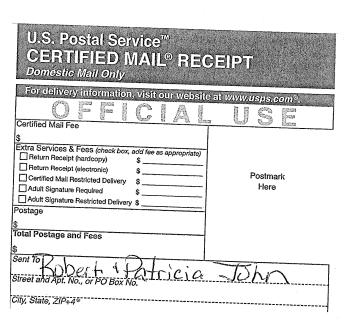


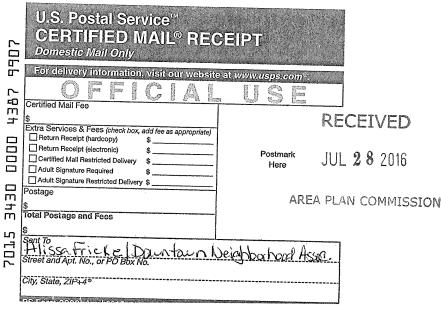
U.S. Postal Service [™] CERTIFIED MAIL [®] REC Domestic Mail Only	EIPT
For delivery information, visit our website	at www.usps.com®.
OFFICIAL	. USE
Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
Return Receipt (hardcopy) \$	
Return Receipt (electronic) \$	Postmark
Adult Signature Required \$	Here
Adult Signature Restricted Delivery \$	
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Total Postage and Fees	
Total Postage and Pees	
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Sent To	
Street and Apt. No., or PO Box No.	
Should have been a second of the box No.	
City, State, ZIP+4°	
PS Form 3800, April 2015 PSN 7586-02-000-9047	See Reverse for Instructions



Postmark

Here





SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
Complete items 1, 2, and 3.	A. Signature
Print your name and address on the reverse so that we can return the card to you.	X OUC Set Agent
Attach this card to the back of the mailpiece,	B. Received by (Printed Name) C. Date of Delivery
or on the front if space permits. 1. Article Addressed to:	BV01Zant 6-14-16 D. Is delivery address different from item 1? ☐ Yes
Robert Patricia Thr	If YES, enter delivery address below:
319 NWMLK Jr Blad	
Evansville, In 47708	
Lyansville - 191108	
	3. Service Type ☐ Priority Mail Express® ☐ Adult Signature ☐ Registered Mail™
	☐ Adult Signature Restricted Delivery ☐ Registered Mail Restricted ☐ Delivery
10 10 1100 1000 1001 11	☐ Certified Mail Restricted Delivery ☐ Collect on Delivery
2. Article Number (<i>Transfer from service label</i>) 7015 3430 0000 4387 9891	□ Collect on Delivery Restricted Delivery 'Insured Mail Restricted Delivery Insured Mail Restricted Delivery Restricted Delivery
PS Form 3811, July 2015 PSN 7530-02-000-9053	over \$500) Domestic Return Receipt
N. Comp.	Zemeste rictam recept
SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3.	A. Signature
■ Print your name and address on the reverse	X Agent Addressee
so that we can return the card to you. Attach this card to the back of the mailpiece,	B. Received by (Printed Name) C. Date of Delivery
or on the front if space permits.	D Is delivery address different from item 1? Yes
1. Article Addressed to: James C. Patricia Wadlington	D. Is delivery address different from item 1?
James C	
820 SE. Eighth St.	
Evansville, In 47713	
	3. Service Type □ Priority Mail Express®
	☐ Adult Signature ☐ Registered Mail™ ☐ Adult Signature Restricted Delivery ☐ Registered Mail Restricted
9590 9401 0154 5234 7657 62	Certified Mail® Delivery Certified Mail Restricted Delivery Return Receipt for
2. Article Number (Transfer from service label)	□ Collect on Delivery □ Collect on Delivery Restricted Delivery □ Signature Confirmation □ Signature Confirmation
7015 3430 0000 4387 9884	Insured Mail Signature Confirmation Insured Mail Restricted Delivery (over \$500)
PS Form 3811, July 2015 PSN 7530-02-000-9053	Domestic Return Receipt
and the same of th	
SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
Complete items 1, 2, and 3.	A. Signature
Print your name and address on the reverse	X Agent
so that we can return the card to you. Attach this card to the back of the mailpiece	B. Received by (Printed Name) C. Date of Delivery
or on the front if space permits.	ATION, EVA
1. Article Addressed to: Dhilip M. Werold Thorson	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
	12 ans E
9075 Moffett Ln	10 1 2 5040 EM
Evansville, In 47725	F 1010
	2004
	3. Sefvice Type □ Adult Signature Sestricted Delivery □ Adult Signature Sestricted Delivery
9590 9401 0154 5234 7657 4A	☐ Adult Signature Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Registered Mail Restricted Delivery ☐ Registered Mail Restricted ☐ Registered Mail Restricted ☐ Registered Mail Restricted
9590 9401 0154 5234 7657 48 2. Article Number (<i>Transfer from service label</i>)	☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation™
7015 3430 0000 4387 9860	☐ Insured Mail ☐ Signature Confirmation sured Mail Restricted Delivery (er \$500)

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt



COMPLETE THIS SECTION ON DELIVERY SENDER: COMPLETE THIS SECTION Signature ■ Complete items 1, 2, and 3. ☐ Agent Print your name and address on the reverse ☐ Addressee so that we can return the card to you. B. Received by (Printed Name) C. Date of Delivery Attach this card to the back of the mailpiece, or on the front if space permits. Article Addressed to: D. Is delivery address different from item 1? If YES, enter delivery address below: un Kers, LLC 15 NW MLKJrBlvc Service Type ☐ Priority Mail Express® Adult Signature Adult Signature Restricted Delivery Registered Mail™ Registered Mail Restricted Delivery Return Receipt for Certified Mail® Certified Mail Restricted Delivery 9590 9401 0154 5234 7657 31 Merchandise ☐ Signature Confirmation™ Collect on Delivery Collect on Delivery Restricted Delivery 2. Article Number (Transfer from service label) Signature Confirmation Insured Mail Insured Mail Restricted Delivery 7015 3430 0000 4387 9853 Restricted Delivery (over \$500) PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

Evansville, IN 47708 706 Court Street

REQUESTED













MIXIE NEW 6-14-16

402 DE 1

0007/07/16

RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD

00

329 MAIN ST., SUITE 20 EVANSVILLE, IN 47708 DOWNTOWN NEIGHBORHHOOD ASSOCIATION ALISSA FRICKE



Affidavit of Publication

Affidavit

ORDINANCE

GIA9

RE: (CODE(S)

CITY CLERK

AD: 1300807

	PROOF OF PUBLICATION OF LEGAL ADVERTISEMENT			
	Account Number: EXE73 / 120181	Account Number: EXE73 / 120181		
Attach Publication Here	STATE OF INDIANA VANDERBURGH COUNTY who being sworn, is employee of the Evansville Courier Company, publisher of The Evansville Courier a daily newspaper published in the city of Evansville, in said county as state and that the legal advertisement, of which the attached is a true copy, was printed in its issues of:	; nd		
ANCE NO. R- 2016-19 TAX	Ad ID: 1300807 EC-Evansville Courier & Press 10/07/16 Fri			
	RECEIVED OCT 11 2016 Paula Windress CITY CLERK			
	Signed Date			
d Ja	Subscribed and sworn to before me this date: 10-7-16			

1 time(s) = \$396.00

91 lines @

ORDINANCE NO. R- 2016-19 TAX CODE(S) 82-06-30-029-038.005-029 PETITIONER: DELI MUZ, LLC
AN ORDINANCE TO REZONE
CERTAIN REAL ESTATE IN THE
CITY OF EVANSVILLE, STATE
OF INDIANA, MORE COMMONLY KNOWN AS 706 COURT
STREET, EVANSVIILE, IN 47708
BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY
OF EVANSVILLE, INDIANA, AS
FOLLOWS, TO WIT:
Section 1: that Ordinance no.
G-82-51, being the Municipal
Code of the City of Evansville,
Indiana, 1982, and more particularly Title XV, Chapter 153,
by making certain changes in PETITIONER: DELI MUZ, LLC by making certain changes in Atlas 1, which is made part of hadas I, within single part of the following described real estate located in the City of Evansville, Vanderburgh County, State of Indiana:

Stockwells Enl Block 19 Part 22 22:31

22, 23-31 22, 23-31 by changing the zoning classification of the above-described real estate from C-4 to C-2, and said real estate is hereby so rezoned and reclassified sified.

Section 2. The Director of the Area Plan commission of Evansville and Vanderburgh County is hereby authorized and directed, upon the enactment and approval of this ordinance, the change to nance, to cause the change to be made on said Atlas 1 as set out in Section 1 of this Ordi-nance, and to make notation in ink thereon of reference to the number of this ordinance and the date of final publication of the amendatory ordinance after it passage and approval; however, failing to do so shall not invalidate this Ordinance.

Section 3 This ordinance shall be in full force and effect from and after its passage by the Common Council, its approval by the Mayor, and its publication as required by law, which publication is now ordered.

Passed by the Common Council of Evansville, Indiana, on this 12th day of September, Missy Mosby, President ATTEST

Laura Windhorst, City Clerk

Presented to me, the under-signed, City Clerk of the City of Evansville, Indiana, to the Mayor of said city, the 13th day of September, 2016. Laura Windhorst, City Clerk

Having examined the foregoing Ordinance, I do now, as Mayor of the City of Evansville, Indiana, approve said Ordi-nance, and return same to the City Clerk this 15th day of September, 2016, at 10 o'clock am Lloyd Winnecke Mayor of the City of Evansville,

Indiana THIS INSTRUMENT PREPARED BY: Kurt Elkert (Courier & Press October 7, 2016)hspaxip